

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,  
Heacham,  
King's Lynn,  
Norfolk, PE31 7EP

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A modern spacious detached house of brick and carrstone elevations, offering accommodation including; Entrance Hall, Cloakroom, Kitchen, Utility, Morning Room and Lounge/Dining Room to the ground floor, along with Galleried Landing, Five Double Bedrooms (two en-suite) and Family Bathroom to the first floor. This well-presented property which benefits from UPVC double glazing and gas central heating (underfloor heating to the ground floor), has ample car-standing to the front with an adjoining 22ft Single Garage, along with a well-maintained, enclosed garden to the rear.

The property is situated in a desirable position, in the High Street, at the centre of the popular, coastal village of Heacham. The village offers a range of amenities which includes; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, hairdressers, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service giving access along the North Norfolk Coast to other local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

**High Street, Heacham, Norfolk, PE31 7DB**

**Price £575,000 Freehold**

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Skimmed ceiling with moulded coving and inset spotlights, power points, telephone socket, under-floor heating, stairs to first floor Galleried Landing, under-stairs cupboard, low level under-stairs cupboard. Doors to; Cloakroom, Kitchen and Lounge/Dining Room.

### **CLOAKROOM**

**6' 3" x 6' 1" (1.91m x 1.85m)**

Skimmed ceiling with moulded coving and inset spotlights, wall extractor, under-floor heating, UPVC double glazed window to rear, pedestal wash hand basin with tiled splash-back, low level WC.

### **KITCHEN**

**14' 0" max x 11' 0" max (4.27m max x 3.35m max)**

Skimmed ceiling with moulded coving and inset spotlights, under-floor heating, power points, UPVC double glazed window to rear, Pantry cupboard. Range of matching wall and base units with wood block work surfaces over, tiled splash-backs, inset butler sink with mixer tap over and worktop cut drainer. Matching island unit with cupboard, drawers and shelves under. Built-in electric oven, built-in gas hob with built-in extractor hood over, built-in fridge. Door to Morning Room. Door to:-

### **UTILITY ROOM**

**10' 1" x 7' 1" (3.07m x 2.16m)**

Skimmed ceiling with moulded coving and inset spotlights, access to roof space, under-floor heating, power points, UPVC double glazed window to rear, plumbing provision for washing machine and dishwasher. Wall mounted gas fired boiler supplying domestic hot water, ground floor under floor heating and first floor radiators. Range of matching wall and base units with wood block work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over. UPVC double glazed door to rear.

### **MORNING ROOM**

**13' 4" x 11' 2" (4.06m x 3.4m)**

Skimmed ceiling with moulded coving and inset spotlights, under-floor heating, power points, television point, telephone socket, UPVC double glazed window to front.

### **LOUNGE/DINING ROOM**

**30' 8" max x 12' 10" max (9.35m max x 3.91m max)**

Skimmed ceiling with moulded coving and inset spotlights, feature timber beam over brick pillars, under-floor heating, power points, television point, telephone sockets, UPVC double glazed window to front, feature wall recesses, feature fire place with inset wood burner set in a brick surround and slate effect hearth. UPVC double glazed double doors to rear.

### **GALLERIED LANDING**

**20' 9" max x 7' 7" max (6.32m max x 2.31m max)**

Skimmed ceiling with moulded coving and inset spotlights, access to roof space, power points, double radiator, UPVC double glazed window to front, airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

### **BEDROOM ONE**

**14' 2" x 11' 1" (4.32m x 3.38m)**

Skimmed ceiling with moulded coving and inset spotlights, power points, television point, telephone socket, double radiator, UPVC double glazed window to rear. Door to:-

### **EN-SUITE**

**10' 1" x 6' 10" (3.07m x 2.08m)**

Skimmed ceiling with double glazed "Velux" skylight, wall extractor, single radiator, shaver socket. Suite comprising; wood panelled bath with mixer tap and shower attachment over, tiled splash-back, pedestal wash hand basin with tiled splash-back, tiled vanity surface with cupboards under, low level WC. Hatch door to eaves storage.

### **BEDROOM TWO**

**13' 3" x 11' 2" (4.04m x 3.4m)**

Skimmed ceiling with moulded coving and inset spotlights, power points, television point, telephone socket, double radiator, UPVC double glazed window to front. Door to:-



## EN-SUITE

11' 11" x 6' 10" (3.63m x 2.08m)

Skimmed ceiling with double glazed "Velux" skylight, wall extractor, single radiator, shaver socket. Suite comprising; wood panelled bath with mixer tap and shower attachment over, tiled splash-back, pedestal wash hand basin with tiled splash-back, low level WC. Hatch door to eaves storage.

## BEDROOM THREE

11' 8" x 9' 7" min (3.56m x 2.92m min)

Skimmed ceiling with moulded coving and inset spotlights, power points, television point, telephone socket, double radiator, UPVC double glazed window to rear.

## BEDROOM FOUR

11' 4" x 10' 1" (3.45m x 3.07m)

Skimmed ceiling with moulded coving and inset spotlights, power points, television point, telephone socket, double radiator, UPVC double glazed window to front.

## BEDROOM FIVE / STUDY

11' 6" max x 10' 4" (3.51m max x 3.15m)

Skimmed ceiling with moulded coving and inset spotlights, power points, television point, double radiator, UPVC double glazed window to side. Fitted low level cupboards with shelving over.

## BATHROOM

9' 7" max x 7' 7" max (2.92m max x 2.31m max)

Skimmed ceiling with moulded coving and inset spotlights, wall extractor, single radiator, shaver socket. UPVC double glazed window to rear. Suite comprising; wood panelled bath with mixer tap and shower attachment over, tiled splash-back and glass screen. Pedestal wash hand basin and low level WC with tiled splash-back.

## OUTSIDE

### FRONT

The property has a hedged frontage with a raised log-edged border containing mature shrubs, plants and trees. Driveway entrance giving vehicular access to ample car standing and a large single garage. Further inset shrubs, plants and trees. Gate at the left side giving pedestrian access to the rear. Opening at the right side with grass, inset trees and a gravel path leading to the rear.

### GARAGE

22' 5" x 10' 3" max (6.83m x 3.12m max)

A large integral single garage with; up and over door, power and lighting, personnel door and UPVC window light to the side.

### REAR

An enclosed garden, offering a good level of privacy, laid mainly to lawn with borders containing a variety of mature shrubs, plants and trees. Paved patio across the rear of the house with a raised area, off the rear of the lounge/ dining room with a low wall and steps down to the garden. (Our Vendor informs us there is power and heating

## DIRECTIONS

From our Heacham office continue along the High Street passing Pound Lane on the right and the property will be found a short distance further along on the right hand side.

## SERVICES

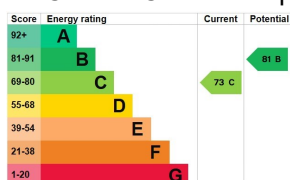
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating (underfloor to the ground floor). These services and related appliances have not been tested.

## COUNCIL TAX

Band F - £3,217.27 for 2024/25 - Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE CERTIFICATE

EPC Band C - A full copy is available on-line at:- <https://www.gov.uk/find-energy-certificate> - or from our offices.















All measurements are approximate and for display purposes only  
 Approximate Accommodation Area = 2186 ft<sup>2</sup> ... 203.1 m<sup>2</sup>

## High Street, Heacham, King's Lynn, Norfolk, PE31 7DB

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**Offer Referencing:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Referral Fees:** In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES |** LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

Since 1856

## SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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